Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Havelock Junior School
Havelock Street
Desborough
NN14 2LU

Name and address of agent (if any)
David Brown Building Surveyor
20A Allens Hill
Bozeat
NN29 7LW

Part I - Particulars of application

Date of Application
10th October 2007
10th October 2007 (Date Valid)

Application No.
NCC – 07/00062/CCD
KET – KET/2007/0984/NCC

Particulars and location of development

Construction of extension to provide a kitchen and hot meals service and a meeting room and staff and admin rooms, Havelock Junior School, Havelock Street, Desborough NN14 2LU in accordance with Design and Access Statement and Supporting Statement-615.SS.102A, Plan and Site Location- 07.615.001 Rev, C Proposed Extensions- 07.615.002 Rev. C and the arborist report titled ‘Tree Life A C Ltd. - Havelock St. School, Desborough- Tree Survey- 7th Dec. 2007.’

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application i.e. Design and Access Statement and Supporting Statement- 615.SS.102A, Plan and Site Location- 07.615.001 Rev. C, Proposed Extensions- 07.615.002 Rev. C, Tree Life A C Ltd. - Havelock St. School, Desborough- Tree Survey- 7th Dec. 2007.

REASON: To define the scope of the permission and in the interest of clarity.

Materials

3. The external surfaces of the building(s) and all areas of hard surfacing, where applicable, shall be constructed utilising materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the County Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard for policy GS5 (Design) of Northamptonshire County Structure Plan (1996-2016) and policy Env 30 (New Development) Kettering Borough Council Local Plan (1995).

Hours of Construction Works

5. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays.

REASON: To protect the amenities of nearby occupiers of property from noise and other disturbance.

Trees Adjacent Development Site

6. In order to safeguard the two mature oak trees on site, the proposed development shall be carried out in accordance with the report titled 'Tree Life A C Ltd. - Havelock St. School, Desborough - Tree Survey - 7th December 2007', including having ground protection measures put in place and protective fences erected prior to the commencement of any construction, and having a suitably qualified arborist carry out any necessary crown lifting of the trees before construction commences.

REASON: The existing mature oak trees adjacent one of the proposed extensions represent an important amenity which the County Planning Authority considers important to maintain.

Car parking

7. The existing school parking facilities shall be made available for use by all staff and visitors and for all times during any existing or additional out of school activities that may occur.

REASON: To prevent increased demand on parking spaces on surrounding road ways which may lead to increased congestion.

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Landscaping

8. Within six months of the date of this permission a tree/shrub planting scheme shall be submitted to the County Planning Authority for approval in writing, in order to compensate for the removal of the five small trees to make way for the development. Where possible these trees should be replanted elsewhere on site. Any trees/shrubs planted in conjunction with this scheme which die, are removed or are damaged or diseased within five years of the completion of the development, shall be replaced within the next planting season.

REASON: To ensure the development does not prejudice the appearance of the locality.

Informatives

1. For the avoidance of doubt the Drawing(s) No(s) and documents to which this decision refers are as follows:-

Design and Access Statement and Supporting Statement- 615.SS.102A

Plan and Site Location- 07.615.001 Rev. C
Proposed Extensions- 07.615.002 Rev. C

Tree Life A C Ltd. - Havelock St. School, Desborough- Tree Survey- 7th Dec. 2007.

REASONS FOR APPROVAL

The siting, size and design of the proposed extensions is considered to be acceptable and generally in keeping with the character and appearance of the existing junior school and the greater area provided the materials used are the same or similar to the existing school buildings.

Any potential risk to the mature oak trees adjacent the area where the proposed staff/meeting room extension is to be built would be minimised by ensuring the development is carried out in accordance with the arborists recommendations in the report submitted as part of the application.

The application is therefore considered to be acceptable in accordance with saved Policy GS5 (Design), Policy T3 (Transport Requirements), Policy T9 (Parking Standards) of Northamptonshire County Structure Plan (1996-2016) and saved Policy Env 30 (New Development) of the Kettering Borough Local Plan (1995).

Date: 7th January 2008

Signed: [Signature]

On behalf of the Chief Planning Officer

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